

City Of Bremen Sign Ordinance

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THE SIGN ORDINANCE OF THE City of Bremen, Georgia

TITLE

AN ORDINANCE OF THE CITY OF BREMEN, GEORGIA, REGULATING THE USE, TYPE AND LOCATION OF SIGNS AND OUTDOOR ADVERTISING: DEFINING CERTAIN TERMS USED HEREIN: PROVIDING FOR THE METHOD OF ADMINISTRATION; PROVIDING FOR THE IMPOSITION OF PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

ARTICLE I: PREAMBLE

In order to protect the public safety, to assure compatibility of signs with surrounding land uses: to enhance the business and economy of the City of Bremen, to protect the public investment in streets and highways, to maintain the tranquil environments of residential areas to promote industry and commerce, and for the orderly and reasonable display of advertising for the benefit of all its citizens, the Mayor and City Council of Bremen, Georgia, hereby determines that the public health, safety and welfare requires the adoption of this ordinance.

ARTICLE II: Short Title

This ordinance shall be known and cited as "The Sign Ordinance of the City of Bremen, Georgia" and is hereafter referred to as "This Ordinance".

ARTICLE III: Purpose

The purpose of the Sign Ordinance of the City of Bremen, Georgia is to recognize that although signs and advertising are proper and necessary uses of private property and constitute a legitimate business entitled to the protection of the law, such signs and advertising should be reasonably regulated in the interest of the public safety and welfare by the establishment of standards for the location, size, illumination, number, construction, and maintenance of all signs and advertising structures in Bremen, Georgia.

ARTICLE IV: Definitions

Section 401. Definitions

For the purpose of this ordinance, the following definitions shall apply:

- 1) AREA OF SIGN: The rectangular area(s) enclosing the limits of writing, representation, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to

differentiate such from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed; provided, however, that any open space contained within the outer limits of the display face of a sign, or between any component, panel, strip or figure or any kind composing the display face shall be included in the computation of the area of the sign whether such open space be enclosed or not by a frame or border. For projecting or double-faced signs, only one (1) display face shall be measured in computing sign area when the sign faces are parallel, or where the interior angle formed by the faces is 60 degrees or less, provided that it is a common attached structure. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be taken as the area of the larger face.

- 2) **BUILDING OFFICIAL:** The Building Official shall be the Chief of the Codes Enforcement Department of the City of Bremen, or his designee.
- 3) **CANOPY SIGN:** A sign affixed to, superimposed upon, or painted, on any roof-like structure, which is extended over a sidewalk or walkway or vehicle access area. A flush canopy sign is one that is mounted in such a manner that a continuous plane with the canopy is formed. A hanging canopy sign is one that is mounted in such a manner that a continuous plane with the canopy is formed. A hanging canopy sign is one suspended from or beneath the canopy. Canopy signs shall be no less than eight (8) feet above the ground when erected over pedestrian walkways and fourteen (14) feet above areas of vehicle service access at the lowest extremity of the sign. Canopy signs shall be otherwise regulated as provided for wall signs.
- 4) **CENTRAL BUSINESS DISTRICT:** Defined as that area delineated in the 1978 Comprehensive Plan, Figure VIII - 1, with the exception of abutting Georgia Department of Transportation right-of-way.
- 5) **CONSTRUCTION SIGN:** A temporary sign located on the property where construction or development is taking place and which identifies the contractors, engineers, architects and financial institutions.
- 6) **FREE-STANDING SIGN:** A sign securely affixed to a substantial support structure which is permanently attached to the ground and wholly independent of any building for support. Free-standing signs, at their highest point shall be no more than forty-five (45) feet above either the unaltered level of the ground or centerline elevation of adjacent right-of-way at a point perpendicular to the location of the top of the sign. A free-standing sign shall be limited to either 125 square feet or two (2) square feet per linear foot of frontage on a public-right-of-way. Free-standing signs must direct attention to a building, profession, product, service, business activity or entertainment conducted on the premises upon which the sign is located.
- 7) **FLAGS:** Official federal, state, local, international flags, logo flags of political, professional, religious, educational or corporate organizations provided that such are displayed on private property or by public entities as authorized by the appropriate governing authority shall not be regulated by this ordinance.

- 8) ILLUMINATED SIGN: A sign designed to give forth artificial light directly or through transparent material from a source of light within such sign, including, but not limited to, neon and exposed lamp signs, or a sign illuminated by an external light directed primarily toward such sign and so shielded that no direct rays from the light are visible elsewhere than on the lot where said illumination occurs.
- 9) INSTRUCTIONAL SIGN: A sign, including thereon an advertising trademark, logo, or emblem identification used to give direction or specific instruction to the public, such as, but not limited to, "enter", "exit", "no parking", "drive through", "rest room", and so forth. Instructional signs may be located adjacent to but not within the right-of-way line, and must not exceed six (6) square feet in area and three (3) feet in height above the ground if free-standing.
- 10) LOT: A developed or undeveloped tract of land in one ownership, legally transferable as a single unit of land, and having a minimum of forty (40) feet of continuous frontage on a public street.
- 11) MOBILE SIGN: A sign of temporary nature which is attached to, mounted on, pasted on, painted or drawn on any vehicle, whether motorized or drawn, which is placed, parked or maintained at one particular location for the express purpose and intent of promotion, or conveying an advertising message.
- 12) NON-CONFORMING SIGN: Any legally existing sign prior to the effective date of this ordinance which fails to comply with the requirements of this ordinance.
- 13) OUTDOOR ADVERTISING SIGN (BILLBOARD): A sign which directs attention to a building, profession, product, service, business, activity or entertainment not conducted, sold or offered on the premises upon which the sign is located except incidentally. The message carried by an outdoor advertising sign is ordinarily of no importance to the owner of the site and not subject to such owner's control. An outdoor advertising sign is a principal use of the property upon which it is erected and is a structure subject to the yard, setback, height, and other dimensional requirements of the zoning district it is within. **See page 14.**
- 14) POLITICAL SIGN: A sign identifying and urging voter support for a particular election issue, political party or candidate for public office.
- 15) PROHIBITED SIGN: Any sign, other than a nonconforming sign, not conforming to this ordinance.
- 16) PUBLIC SERVICE SIGN: Any sign, erected and maintained by public officials or agencies, or approved and authorized for use by State or local government authorities. Such signs shall generally be for traffic control, or public information purposes, and shall not be regulated by this ordinance.
- 17) REAL ESTATE DIRECTIONAL SIGN: A temporary sign which conveys directions to a specific real estate property for sale or lease, such as a real estate development,

residential subdivision, apartment or condominium project, home for sale, apartment for rent, or any other real estate property for sale or lease.

- 18) REAL ESTATE SIGN: A temporary sign advertising the sale, rent or lease of the property on which it is located.
- 19) ROOF SIGN: A sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof. Roof signs shall be limited to either seventy-five (75) square feet or two (2) square feet per linear foot of the wall on/over which such sign is erected. Roof signs shall be securely attached to the sign structure and building and shall not project beyond the face of the exterior wall of the building on which they are located. No part of a roof sign shall extend above any roof line more than twenty-five (25) feet, not to exceed the Zoning district height regulations.
- 20) SPECIAL EVENT SIGN: Signs for a special use or event, such as, but not limited to, grand openings, seasonal sales, liquidations, going-out-of-business sales, fire sales and give-away or free promotions. Such signs and devices shall be constructed of, or shall be described as banners, pennants, streamers or other multi-colored triangle shaped or irregular shaped displays attached together by ropes, strings, wires or other devices; balloons, gas filled figures; portable displays or mobile signs; search lights, beacons or other advertising novelties.
- 21) SIGN: Any identification, description, display, illustration or device illuminated or non-illuminated which is visible to the general public and directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, balloon or placecard designed to advertise, identify, or convey information.
- 22) TEMPORARY SIGN: A sign of a non-permanent nature which includes but is not limited to political, real estate, special event signs for special use or events such as, but not limited to, grand openings, seasonal sales, fire sales and give-away or free promotions.
- 23) WALL OR PROJECTING SIGN: A sign attached to or painted on the exterior of the wall of a building which extends not more than four (4) feet above the parapet, eaves, or building facade and does not project more than three (3) feet from the wall. Wall or projecting signs shall be securely fastened to the building surface. Such signs may project from the building three (3) feet provided that if they project more than four (4) inches from the building surface, they shall maintain a clear height of eight (8) feet above the ground level when erected over pedestrian walkways or driveways but fourteen (14) feet over areas of truck service access. All wall and projecting signs shall not exceed more than four (4) feet above the parapet wall. A maximum of four (4) Wall Signs shall be allowed, each of which is limited to seventy-five (75) square feet or two (2) square feet per linear foot of the wall on which sign is erected, whichever is greater. Not more than one (1) sign per wall shall be permitted.

- 24) ZONING DISTRICT: The use classification of parcels of land as defined by the Zoning Ordinance of the City of Bremen.

ARTICLE V: Regulations and Restrictions

Section 501. General Regulations Applying to All Signs

All signs shall comply with the following provisions:

- 1) LOCATION REQUIREMENTS: All signs must be erected on private property and, with the exception of the Central Business District, shall not overhang into a public right-of-way. Within the Central Business District, signs may overhang no more than six (6) feet into the right-of-way, but in no case, shall project beyond the back of the curb of the street. Such overhanging signs shall provide for eight (8) foot vertical clearance from the ground.
- 2) LIGHTING REQUIREMENTS: No sign or display shall give off light which glares, blinds, or has any other such adverse effect on traffic. The light from an illuminated sign shall be established in such a way that adjacent properties and roadways are not adversely affected and that no direct light is cast upon adjacent properties and roadways. No illuminated signs shall be constructed or maintained within seventy-five (75) feet of any family dwelling. Signs with flashing, intermittent or animated illumination or effect are prohibited, however, that time and weather informational signs, keyboard entered and computer controlled electronic message boards which form message with lights, official warning and regulatory signs which are exempt from this restriction. No sign shall be erected which simulates an official traffic control or warning sign or hide from view any traffic or street sign, signal or public service sign. No series, lines or rows of electronic, neon or other lights shall be allowed except as in forming words and messages on sides exempted above.
- 3) CONSTRUCTION, MAINTENANCE & INSPECTION: All signs shall be constructed and maintained in conformance with the City of Bremen building and electrical codes. Such signs, together with their supports, braces, guys, and anchors shall be kept in good repair to maintain a clean appearance and safe condition.

The Building Official or his authorized representative shall inspect signs installed under the provisions of this ordinance to determine that each sign meets the requirements set forth in this ordinance and is maintained in conformance with all applicable codes of the City of Bremen and the provisions of this ordinance.

It shall be the responsibility of the Building Official or his designee to notify the sign contractor, if known, and the sign owner or the property owner of any violations. Such notice shall be in writing and provide the particulars as to the violation. All violations must be corrected within ten (10) days following service of such notice. Said notice may be served by certified mail or personal delivery. The Building Official or his authorized representative is empowered to issue a citation for violation requiring the presence of the violator in the City of Bremen.

The Building Official or his duly authorized representatives are herewith authorized to enter private property for the purpose of making inspections to insure compliance with all provisions of this ordinance.

4) RESTRICTIONS:

- a) No sign shall obstruct any fire escape, any means of egress or ventilation, or prevent free passage from one part of a roof to any other part thereof; nor shall any sign be attached in any form, shape, or manner to a fire escape.
- b) No sign shall interfere with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.
- c) No sign shall be erected, painted, or drawn on any tree, rock, or other natural surface.
- d) No sign shall be located on any building, fence or other property belonging to another person without the consent of the owner.
- e) No sign shall contain statements, words or pictures of an obscene, indecent or immoral character such as will offend public morals.
- f) A rotating sign shall rotate at a rate of not more than ten (10) revolutions per minute.
- g) No sign shall advertise an activity, service or product prohibited by the laws or regulations of the United States or the State of Georgia or by the ordinances or resolutions of the City of Bremen, Georgia.
- h) No sign shall be permitted unless it is structurally safe, clean and in good repair.
- i) No sign shall emit or utilize in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing.
- j) No sign or sign structure above a height of three (3) feet shall be. maintained within twenty (20) feet of the intersection of right-of-way. lines extended of two streets, or of a street intersection with a railroad right-of-way. However, a sign support not more than ten (10) inches in diameter may be located within the required corner visibility area if all other requirements of this ordinance are met and the lowest elevation of the sign surface is at least fifteen (15) feet above the ground level.
- k) No sign, sign structure or advertising device shall be located on utility poles or within the right-of-way of any street or public roadway.
- l) No banners, pennants, streamers or other multi-colored triangle shaped or l irregular shaped displays attached together by ropes, strings, wires or other devices; no balloons, gas filled figures; portable displays; search lights, beacons or other advertising novelties are permitted except as temporary special event signs as provided in Section 504.5.
- m) No mobile or wheeled signs except as temporary special event signs as provided in Section 504.5.
- n) Signs in designated local historic districts must be approved by the Historic Preservation Commission as per the Certificate of Appropriateness provision of the Historic Preservation Ordinance.

Section 502. Regulations & Restrictions Applying to Signs in Residential Districts

Residential signs shall comply as follows:

- 1) REAL ESTATE DEVELOPMENT OR PROJECT: Two (2) free-standing, wall, or roof identification signs are permitted per entrance. Each sign shall not exceed a maximum of one hundred (100) square feet.
- 2) INDIVIDUAL RESIDENTIAL UNITS: In all residential zoning districts, one (1) wall and one (1) free-standing sign per housing unit is allowed, but such signs shall only identify home occupancy and address and shall not exceed two (2) square feet maximum size per sign.

Section 503. Regulations & Restrictions Applying to Signs in Non-Residential Districts

The following signs are permitted in all non-residential zoning districts:

- 1) FREE-STANDING SIGN: One (1) free-standing sign per lot limited to either 125 square feet or two (2) square feet per linear foot of frontage on a public right-of-way.
- 2) WALL SIGN: Four (4) wall signs, each of which is limited to seventy-five (75) square feet or two (2) square feet per linear foot of the wall on which such sign is erected, whichever is greater. Not more than one (1) sign per wall shall be permitted.
- 3) ROOF SIGN: Roof signs may be substituted for wall signs following the same sizing criteria as wall signs. However, a roof sign shall not be erected on the same side of the building where a wall sign exists.
- 4) CANOPY SIGN: Canopy signs may be substituted for wall signs following the same sizing criteria as wall signs. Canopy signs shall not be erected less than eight (8) feet above pedestrian walkways and fourteen (14) feet above areas of vehicle service access at the lowest extremity of the sign.
- 5) INSTRUCTIONAL SIGN: Instructional signs, including thereon an advertising trademark, logo or emblem identification, and used to give direction or specific instruction to the public may be located adjacent to but not within the right-of-way line, and must not exceed six (6) square feet in area or three (3) feet in height above the ground if free-standing.
- 6) OUTDOOR ADVERTISING SIGN: In addition to the general regulations applying to all sign classifications, outdoor advertising signs shall comply with the following:
 - a) Zoning Districts Where Allowed: Outdoor Advertising signs are permitted on properties zoned C-1, C-2, M-1 and M-2 that are adjacent to State or Federal highways Interstate 20 (I-20), U.S. 27 Business south of its intersection with Bremen-Mt. Zion Road, U.S. 78 (Atlantic Avenue) west of its intersection with Parham Street and U.S. 78 (Pacific Avenue) east of its intersection with Knollwood Avenue.
 - b) Location and Spacing: No outdoor advertising signs shall be placed within three hundred (300) feet of a residence, church, school, park, or cemetery. No outdoor advertising sign shall be located within one thousand (1000) feet of another

outdoor advertising sign on either side of the street as measured along the right-of-way of such street.

- c) Size: No outdoor advertising sign shall exceed seven hundred (700) square feet inclusive of any trim but excluding the base, apron, supports and other structural members.

Section 504. Requirements and Restrictions Applying to Temporary Signs

In addition to the general regulations and restrictions applying to all sign classifications, the following signs may be erected and maintained as follows:

- 1) POLITICAL SIGN: Political signs are permitted in all zoning districts for a period of not more than six (6) weeks before a duly authorized election date as established by applicable Federal, State or Local law, and shall be removed within ten (10) days of the candidate's or issues election or defeat. Political signs shall not exceed eight (8) square feet, shall be located off public rights-of-way, and shall not exceed more than two (2) per lot. All Political signs or other devices must be removed within ten (10) days of the candidate's or issues election or defeat.
- 2) REAL ESTATE SIGNS:
 - a) On other than individual single family lots, real estate signs shall be allowed not exceeding two hundred (200) square feet and shall be limited to two (2) such signs per project, or one (1) such sign per project entrance.
 - b) One (1) real estate sign per single family residential lot not exceeding one (1) sign of three (3) square feet is permitted.
- 3) CONSTRUCTION SIGNS: For construction on or development of a lot, one (1) construction sign shall be allowed per contractor, engineer, architect or financial institution.
- 4) REAL ESTATE DIRECTIONAL SIGN: Real Estate directional signs are permitted, provided:
 - a) Such signs shall not exceed a maximum size of four (4) square feet.
 - b) Such signs shall not be illuminated.
 - c) No more than two (2) real estate directional signs may be placed on any lot.
- 5) SPECIAL EVENT SIGN: Any person, firm or corporation is allowed Special Event Signs on-premise for a special use or event, such as, but not limited to, grand openings, seasonal sales, liquidations, going-out-of business sales, fire sales, and give-away or free promotions, only under the following conditions and requirements:
 - a) Prior to such special event or use, and the erection and placement of any such signs or devices, a permit shall be obtained from the Building Official or his authorized representative.
 - b) The maximum number of days a special event sign permit shall be issued to a single business location or parcel in any twelve (12) month period shall be sixty (60) days. Permits may be issued for any number of days not to exceed sixty (60)

days in a twelve month period except that no permit shall be issued for less than fifteen (15) consecutive days.

All temporary special event signs must be removed immediately upon the expiration of the period authorized in the applicable approved permit. Failure to remove the signs or structures following the expiration of the period authorized in the applicable approved permit shall result in the issuance of a citation by the Building Official or his authorized representative. Any person, firm, or corporation issued a special event sign permit failing to remove said sign at the expiration of the period authorized by the applicable permit shall be prohibited from receiving another special event sign permit for a period of one (1) year from the date of the violation.

Section 505. Non-Conforming Signs

Non-conforming signs may continue to be maintained as follows:

- 1) CONTINUANCE OF NON-CONFORMING SIGNS: Non-Conforming Signs may continue in existence except that the Non-Conforming Sign shall not be:
 - a) Replaced by another sign, except within the provisions of this ordinance.
 - b) Increased in size beyond that existing as of the effective date of this ordinance.
- 2) INTERCHANGE OF PANELS: The substitution or interchange of poster panels or painted boards on non-conforming signs shall be permitted.
- 3) REPAIRS AND MAINTENANCE: Repairs and maintenance of Non-Conforming Signs such as repainting, electrical repairs, and neon tubing shall be permitted. However, no changes in the size or shape of the sign shall be permitted except to make the sign comply with the requirements of this ordinance.

Section 506. Prohibited Signs

PROHIBITED SIGNS: All signs, other than Non-Conforming Signs, which are not in compliance with this ordinance are prohibited and illegal and shall not be erected or maintained.

ARTICLE VI: Permits, Administration, Enforcement and Penalties

Section 601. Administration

Administration of this ordinance shall be as follows:

- 1) All of the provisions of this ordinance shall be administered by the Building Official.
- 2) The appropriate appeal procedure shall be the same as established in the City of Bremen Zoning Ordinance.

Section 602. Permits

Permits are required for all signs as follows:

- 1) A sign permit is required before a sign may be erected or attached to, suspended from or supported on a building or structure or before an existing sign may be enlarged, relocated or materially improved upon except as is herein provided by this ordinance.
- 2) If the plans, specifications and intended use of the applied sign or part thereof conform in all respects to the applicable provisions of this ordinance and the City building and electrical codes, a sign permit shall be issued.
- 3) A sign permit shall become null if the sign for which the permit was issued has not been completed within a period of six (6) months after the date of permit issuance.

Section 603. Application for Permit

A sign permit application shall be accompanied by plans and other information which the Building Official may require. The applicant for all sign permits shall be the property owner or occupant contracting for the work.

Section 604. Permit Fees

The fee schedule for sign permits shall be as follows except that the fee shall be waived for bona fide charitable organizations only.

TYPE OF SIGN	Fee
Free-standing	\$ 0.50 / SF
Wall	\$ 0.50 / SF
Roof	\$ 0.50 / SF
Canopy	\$ 0.50 / SF
Instructional	\$ 0.50 / SF
Outdoor Advertising	\$ 0.50 / SF
Political	No permit required
Construction	No permit required
Real Estate	No permit required
Real Estate Directional	No permit required
Special Event	\$1.00 / per day

Section 605. Signs on Right-of-Way

All prohibited signs located on public right-of-ways are hereby declared litter and may be removed and disposed of by any City employee.

Section 606. Citations

The Building Official or his duly authorized representative is hereby empowered to issue a citation for violation of this ordinance requiring the presence of the violator in the City of Bremen Court in any case where it is found that a sign is erected, constructed, reconstructed, altered, converted, or maintained in violation of any provision of this ordinance.

Section 607. Penalties for Violation

Any person, firm or corporation who shall fail to comply with the requirements of this ordinance shall, upon conviction of a violation of this ordinance, be punished as a misdemeanor offense. Each violation shall be considered a separate offense, and each day in violation shall be considered a separate offense.

ARTICLE VII: Legal Status Provisions

Section 701. Conflict with Other Laws

Whenever the regulations of this ordinance require more restrictive standards than are required in or under any other statute or covenants, the requirements of this ordinance shall govern. Whenever the provisions of any other statute or covenants require more restrictive standards than are required by this ordinance, the provisions of such statute or covenants shall govern.

Section 702. Separability

Should any Article or Section of this ordinance be declared invalid or unconstitutional by any Court of Competent Jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 703. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 704. Effective Date

This ordinance shall take effect and shall be in force from and after the date of its adoption, the public welfare demanding it.

**ADOPTED
BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF BREMEN, GEORGIA**

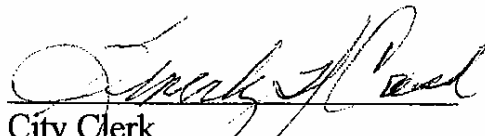
Areas where billboards are allowed are indicated on the map in red.

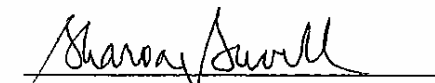
Resolution Amending The Sign Ordinance Of The City Of Bremen

Be it resolved by the Mayor and City Council of the City of Bremen that the Sign Ordinance adopted on 12-8-2003, as from time to time amended, and specifically Article V, Regulations and Restrictions, Section 504. Requirements and Restrictions Applying to Temporary Signs., Political Signs., Said Section as amended shall read as following:

POLITICAL SIGNS; Political signs are permitted in all zoning districts for a period of not more than six (6) weeks before a duly authorized election date as established by applicable Federal, State or Local law. Political signs shall not exceed eight (8) square feet, shall be located off public rights-of-way, and shall not exceed more than two (2) per lot. All Political signs or other devices must be removed within ten (10) days of the candidate's or issued election or defeat. Any individual or group who sponsor or cause the display of political signs shall file a bond, either a cash deposit or surety bond, with the City Clerk's office in the amount of five-hundred dollars (\$500.00) to assure the prompt and complete removal of such signs or other devices by the applicant within ten (10) days of the candidate's or issues election or defect. Failure to remove the signs or other devices following the expiration of the ten (10) day period shall result in forfeiture of the bond.

Amended this


City Clerk


Mayor,
City of Bremen